

Old Stone Subdivision No. 2 Environmental Assessment

General Instructions

It shall be the responsibility of the subdivider to submit the information required by this Section with the preliminary plat. This Environmental Assessment format shall be used by the applicant in compiling a thorough description of the potential impacts for the proposed subdivision. Each question pertinent to the proposal must be addressed in a full comprehensive and systematic fashion (both maps and text). Incomplete Environmental Assessments will not be accepted.

The Environmental Assessment will be objectively measured to assure that all mandatory elements are included and that, based upon objective standards, all prospective impacts are adequately addressed. At a minimum the Environmental Assessment must contain the following for all assessment contents:

- a. A summary of probable impacts and statement of impact for each environmental consideration topic;
- b. A discussion to support the statement of impact;
- c. Referenced sources and citations to support the statement of impact;
- d. If applicable, site specific maps and documentation to support the statement of impact discussion.

If, at any time during the application process, material information comes to light that is not addressed in the Environmental Assessment, the subdivider shall be required to amend the environmental Assessment to adequately address the issue. In this event the 60 working day review period is suspended and will not resume until the revised Environmental Assessment has been submitted, reviewed and approved by the Planning and Zoning Office. Following review and acceptance of the amended Environmental Assessment, the application process will resume at the same stage of the 60 working day review period that the original application was before the additional information came to light.

Environmental Assessment Contents

There are two major sections to the Environmental Assessment. The first section incorporates the natural systems provisions of 76-3-603 and 76-3-608, MCA. The second section evaluates the impacts to the human community and incorporates 76-3-608(3)(a) criteria for public health, safety, and local services. The sources of information for each section of the Assessment shall be identified. All Environmental Assessments shall contain the signature, date of signature and mailing address of the owner of the property and the person, or persons, preparing the report and citation and a copy of all supporting information. (**Note:** Any response to any section not specifically sourced in this report is attributed to the Author of the report.)

Section 1 – Resource Assessment and Impact Criteria Report

a. Surface Water:

- i. Locate on the preliminary plat all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

The property has no surface waters or 100-year floodplain associated. See attached FIRM Panel 30029 1050G effective date 9/28/97.

- A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes.

There are no perennial or intermittent water systems on the property.

- B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems.

There are no artificial water systems such as, canal, ditches, reservoirs, or shared agricultural irrigation systems on the subject parcel. There no artificial water impoundments associated with the property at present. The property is not part of an irrigation district or shared irrigation facilities.

- ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, and roads) to surface waters.

There are not surface waters on or adjacent to the property. The subdivision is surrounded by Federal and Private timberlands which means this area is sparsely developed. The proposed subdivision should have little or no impact on surface waters.

- iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat.

There are no streams on or adjacent to the property. The Conservation Districts 310 permits will not be applicable to any development of this property.

- iv. If wetlands are present, the subdivider shall provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

There are no wetlands located on this property..

b. Ground Water:

- i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum groundwater elevations can be documented.

According to the septic permit issued for the existing house on Lot 2 the groundwater is greater than 100 inches. Groundwater was neither expected within 7' of the ground surface nor was it encountered during completion of the soil test pit Groundwater monitoring for Lot 1 of this this development was not deemed necessary.

- ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within eight feet of the surface, the high water table shall be measures from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment.

According to the results of the test hole inspected by 406 Engineering, there was no evidence of groundwater, such as mottling or hydric soils, when the testhole was dug. (See Appendix A)

- iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as a result of the subdivision.

The proposed subdivision is not located within a groundwater recharge area. Any of the probable impacts to groundwater quality are associated with the on-site wastewater systems proposed or the stormwater drainage system. The wastewater systems are analyzed in accordance with the

Montana Department of Environmental Quality (MDEQ) nondegradation procedures (See Appendix A)

The stormwater management system is also designed to the MDEQ standards using one shallow on-site detention basins for each lot. According to the Stormwater management plan, the proposed lot will be able to retain the 10 year design storm.

c. Geology/Soils:

- i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity.

The proposed development is located in an area of gently rolling terrain with no steep slopes. (Photo 1 & 2).

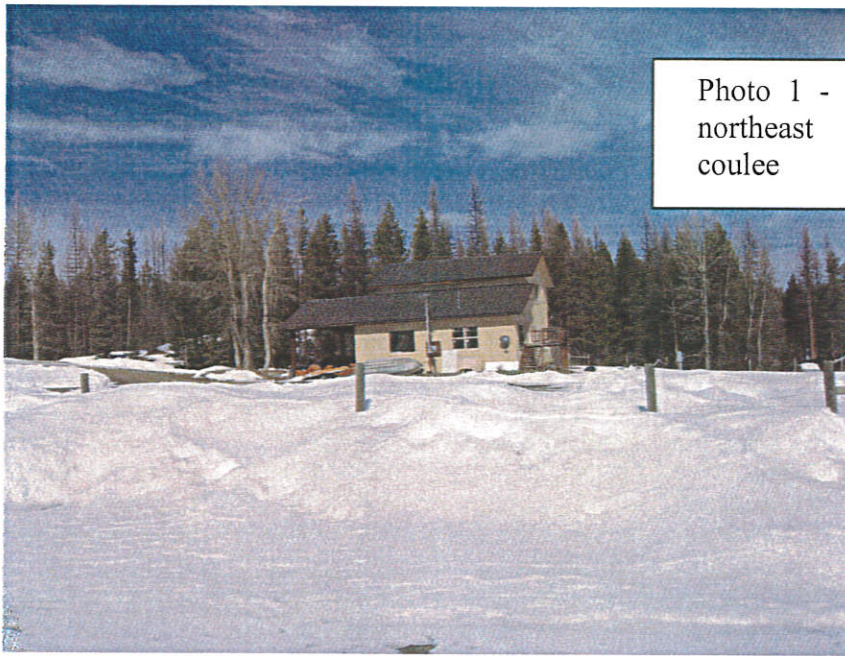


Photo 1 - Looking north to the existing house on Lot 1



Photo 2 - Looking south to the existing house on Lot 2

- ii. Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above.

There are no steep slopes on the property so there is minimal chance of land or rock slide.

- iii. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent.

The soils consist generally of one category a glacier till that makes up most of the mountain areas around the Flathead Valley. The testholes indicate that there is no shallow bedrock or any detectable bedrock on the site and that the water table is greater than eight feet. As both houses already exist in Lots 1 and 2 we can assume that construction techniques are reasonable and not out of the ordinary.

- iv. Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain

special design considerations and methods needed to overcome the soil limitations.

406 Engineering dug one new test hole for Lot 1 as Lot 2 has an approved drainfield. Based on a review of all soil descriptions and subsequent soil reports, there does not appear to be any significant constraints for proposed building, road or wastewater treatment system construction. (See Appendices A)

- v. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

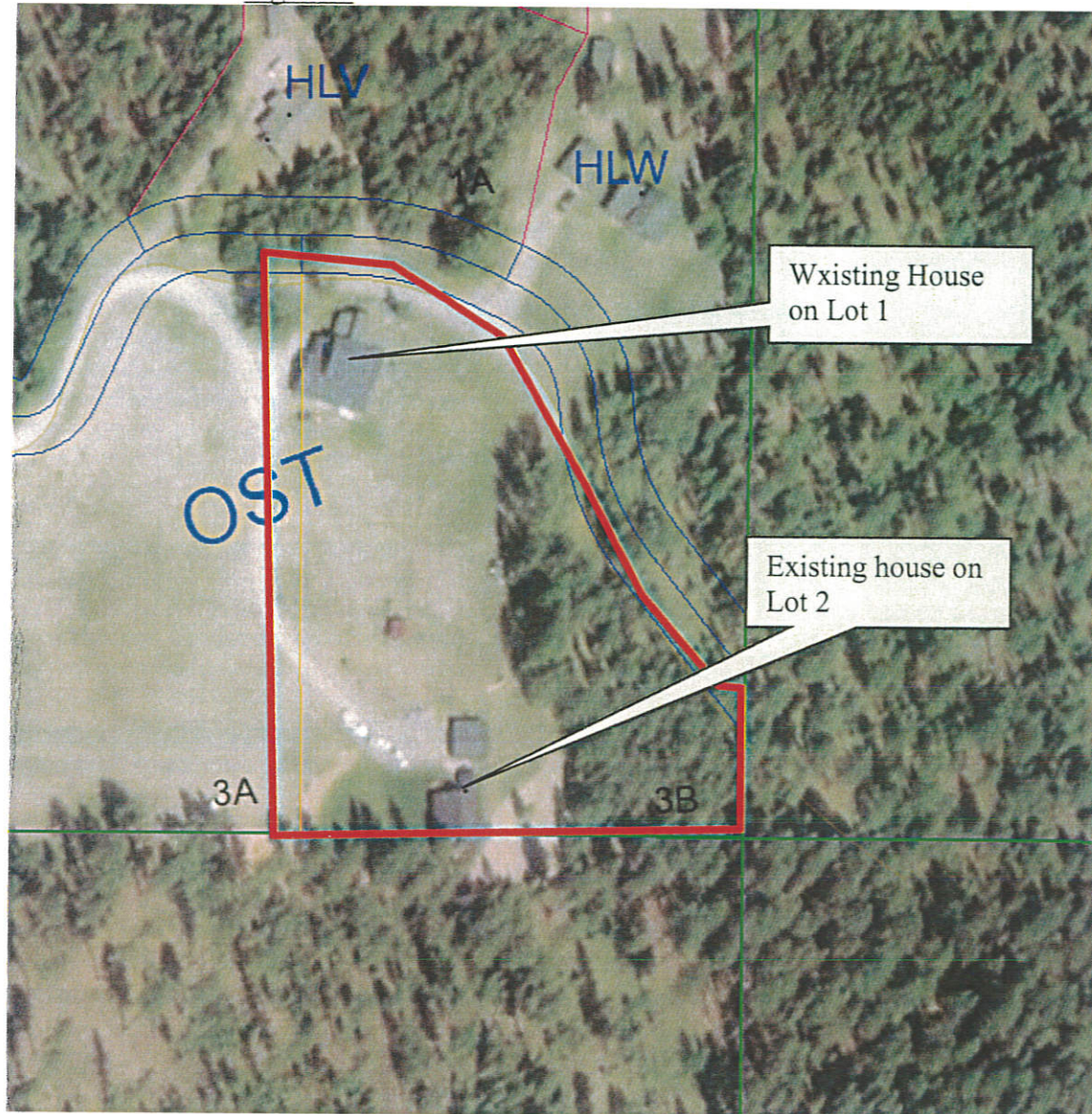
There is no significant construction anticipated with this subdivision. The driveway and both homes are already in place.

d. Vegetation:

- i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion.

See the photo below for vegetation types. (See Aerial Photo, Figure 1).

Figure 1.



Source: Google Earth

- ii. Identify locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion.

The landowner has two homes on the property and the rest of the property is in lawn, pasture, and trees. The applicant anticipates the standard condition to secure a weed management plan.

- iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).

According to a search by the Montana Natural Heritage Program, there are no critical plant communities on site. (See Appendix B – Montana Natural Heritage Program data)

e. Wildlife:

To write this section of the EA, the wildlife maps prepared by Flathead County GIS with cooperation by Montana FW&P were consulted. The Montana Natural Heritage Program was consulted for Species of Concern data (Plant and animal).

i. Describe species of fish and wildlife which use the area affected by the proposed subdivision.

Sign of Whitetail deer and some bird species were witnessed on the property during a site visit. Other species of wildlife that may cross the site including: black bear, coyote, small mammals, and a diversity of passerine birds. Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are fourteen species of concern sighted within a couple miles of the subdivision. The species listed are the Westslope Cutthroat Trout, Evening Grosbeak, Grizzly Bear, Pacific Wren, Pileated Woodpecker, Brown Creeper, Canada Lynx, Artic Sweet Coltsfoot (plant), Northern Goshawk, Varied Thrush, Clarks Nutcracker, Fisher, Wolverine, Sparrow's-egg Lady Slipper.. The trout are found in Logan Creek and Johnson Creek a couple miles southwest of the proposed subdivision. The Grosbeak, Pileated Woodpecker, Brown Creeper, Varied Thrush, and Clark's Nutcracker were witnessed in the Round Meadows area to the west but could also be located in the general area of the subdivision. The lynx, fisher and grizzly bear have large territories may wander through the subject property but there are not special habitats that would draw them or their prey to the subject property. The site does contain squirrel, rabbit and deer but so does everything from Kalispell to Libby and the Canadian border to Missoula. There are no white bark pine trees, scree slopes, huckleberries or other food crops that would draw a bear. The Wren prefers riparian areas of which there are none in close proximity of the subdivision. The Goshawk was witnessed a couple miles northwest of the subdivision but could live and hunt near the subdivision. Most of the bird species identified prefer old growth forests of which there are none on the private lands around the subdivision. However, some of the USFS lands could have some old growth trees.

The Artic Sweet Coltsfoot and the Sparrows-egg Lady's-slipper prefer moist, seepy forest areas or riparian areas of which there are none on the subject property. (The full MHP response is included as Appendix B)

- ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands.

There are no significant wildlife habitats located on the property just timber lands. (Figure 1).

- iii. Identify rare and endangered species on-site. Describe the impacts and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

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The Artic Sweet Coltsfoot and the Sparrows-egg Lady's-slipper prefer moist, seepy forest areas or riparian areas of which there are none on the subject property. (The full MHP response is included as Appendix B)

Given that both proposed lots are already developed with homes it would be unlikely that the subdivision of the two homes would produce any new or additional impact on wildlife or wildlife habitat.

- iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e., keeping building and roads back from shorelines; setting aside marshland as undeveloped open space).

There are no unique or special habitats on the subject property. There are already two homes on the property, a detached garage and a well house. The subdivision sight is already developed so there are no new impacts that could develop on the site and no mitigation measures to off-set them.

- v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.

As this is only a two lot subdivision with existing structures on each of the existing lots, comment was not sought from Fish, Wildlife, and Parks.

f. Wildlife Habitat

- i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have minimal impacts of wildlife habitat.

The proposed subdivision is not in the urban confines of Whitefish the closest City. The subdivision is in a neighborhood that is developed with a cluster of small rural lots of two to ten acres in size. The proposed subdivision of this property into two lots with an existing house on each lot should not create an impact on wildlife habitat.

- ii. Proposed subdivision in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

There are no wetlands or riparian areas on or adjacent to the subject property.

- iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of these species. Describe the impacts(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

As stated previously, Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are fourteen species of concern sighted within a couple miles of the subdivision. The species listed are the Westslope Cutthroat Trout, Evening Grosbeak, Grizzly Bear, Pacific Wren, Pileated Woodpecker, Brown Creeper, Canada Lynx, Artic Sweet Coltsfoot (plant), Northern Goshawk, Varied Thrush, Clarks Nutcracker, Fisher, Wolverine, Sparrow's-egg Lady Slipper.. The trout are found in Logan Creek and Johnson Creek a couple miles southwest of the proposed subdivision. The Grosbeak, Pileated Woodpecker, Brown Creeper, Varied Thrush, and Clark's Nutcracker were witnessed in the Round Meadows area to the west but could also be located in the general area of the subdivision. The lynx, fisher and grizzly bear have large territories may wander through the subject property but there are not special habitats that would draw them or their prey to the subject property. The site does contain squirrel, rabbit and deer but so does everything from Kalispell to Libby and the Canadian border to Missoula. There are no white bark pine trees, scree slopes, huckleberries or other food crops that would draw a bear. The Wren prefers riparian areas of which there are none in close proximity of the subdivision. The Goshawk was witnessed a couple miles northwest of the subdivision but could live and hunt near the subdivision. Most of the bird species identified prefer old growth forests of which there are none on the private lands around the subdivision. However, some of the USFS lands could have some old growth trees.

The Artic Sweet Coltsfoot and the Sparrow's-egg Lady's-slipper prefer moist, seepy forest areas or riparian areas of which there are none on the subject property. (The full MHP response is included as Appendix B)

- iv. Proposed subdivisions on or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impacts(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

See discussion in Section 1.f.ii.

g. Agriculture and Timber Production:

- i. On a sketch map locate the acreage, type and agricultural classifications of soils.

USDA Natural Resources Conservation Service, Web Soil Survey and it identifies four different soil types: See Figure 2 and the following table.

There is no agricultural use of the property and there never has been. (Figure 2).

Figure 2.



Source: USDA Natural Resources Conservation Service, Web Soil Survey and Soils Survey Upper Flathead Valley Area Montana, Issued September 1960.

Map Unit Legend			
Flathead National Forest Area, Montana (MT619)			
Flathead National Forest Area, Montana (MT619)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
27-7	Dystic Eutrochrepts, till substratum	2.4	83.4%
27-8	Dystic Eutrochrepts, till substratum, steep	0.5	16.6%
Totals for Area of Interest		2.9	100.0%

- ii. Identify and explain the history of any agricultural production by crop type and yield.

The property has never been in agricultural production.

- iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses.

The subject subdivision is not in an area of Flathead county that was ever used for commercial agricultural practices. This is an area of the County that was always in timber production

- v. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.

The property has mostly been cleared of trees by previous owners. (See Figure 1).

- h. Agricultural Water User Facilities:

- i. On a sketch map or aerial photo, locate any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches, and pump houses on-site or adjacent to the proposed subdivision.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc. The property is not located within an agricultural water district.

- ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impacts(s) and measures which will be taken to avoid or mitigate probable impacts.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc that will be affected by the proposed subdivision.

- iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water user's facilities with irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate water user impacts

The property is not in an agricultural irrigation district or are there any agricultural irrigation districts or companies in proximity of the subdivision.

i. Historical Features:

- i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.

The two homes on the property were constructed by a previous owner however both appear to be built in about 2007 (CAMA), other structures include a detached garage and well house. SHPO was contacted for comment on the subdivision and currently has no record of any historical or culturally significant use of the subject property.

- ii. Describe any plans to protect such sites or properties.

There are no historic or culturally significant sites or structures so therefore there are no plans for protection. N/A.

- iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

The State Historic Preservation Office (SHPO) was contacted regarding any cultural or historic features. SHPO responded (Project # 2020031802, Appendix C) stating that a search of their records did not show any Historic, Archaeological or Cultural sites located on the property.

j. Visual Impact:

- i. Describe any efforts to visually blend development activities with the existing environment.

The proposed subdivision is located in a rural area of the county that is developed with similar uses and densities. Both of the proposed lots within the Old Stone Subdivision No. 2 already have homes constructed so the density is already set.

k. Air Quality:

- i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created by roads, and any means to mitigate the impact to air quality.

The proposed subdivision accesses off of a private gravel road, Old Stone Road, with the original Old Stone Subdivision. There are already two homes on the property and one home will be located on each of the two proposed lots. The result is that the proposed subdivision will not create any new traffic or road dust and the impact has already occurred. (See Subdivision Application and Dust Control Plan)

l. Area Hazards

- i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

The property is not mapped within the 100-year (1% chance) floodplain as delineated on FIRM Panel 1050G dated 9/28/07. The property is void of steep slopes or marshy areas.

- A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority described probable impact(s) and measures to mitigate the impacts(s), or submit a statement why no impact is anticipated, providing documentation to support the statement.

The property is not located within any volunteer Fire District but is in the Flathead county Fire Service Area. The Whitefish Fire District is approximately four mile to the southeast of the subdivision. The property is mapped as a Wildland Urban Interface. See WUI and Fire Prevention and Control Plan.

- B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an "Environmental Site Assessment" may be required.

There are no hazardous materials located on the site. The property's historic use was timber production. There are no super fund sites or hazardous waste sites on or adjacent to the proposed Subdivision property (MDEQ and NRIS Search).

- C. Describe measures to mitigate any adverse impacts associated with area hazards.

There are no adverse impacts of hazards identified.

Part 2 - Community Impact Report (This portion of the Report was prepared in part with information provided by 406 Engineering – See Appendix A)

a. Water Supply:

- i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population.

Water for domestic consumption and lot irrigation will be provided by a shared well. Based on a domestic demand of 320 gallons per day (gpd) per lot, a total of 640 gpd will be used to meet the average daily domestic demand.

If there is an average of 10,000 ft² of lawn on each single-family lot the DNRC calculations would calculate 1.2 ac/feet of irrigation for the 2 lots annually.

- ii. Indicate whether the plans for water supply meets state standards for quality, quantity and construction criteria.

As indicated previously, the water system will consist of a shared well. As the domestic and irrigation use of the subdivision will not exceed 35 gallons per minute and 10 acre feet per year, the applicant will use the existing exempt well.

406 Engineering did pull 19 well logs at the DNRC from nearby properties. The well depths were between 125 and 300 feet deep and the quantities for the prolonged pump test varied between 15 and 80 gpm. Water samples were collected from the well located on Lot 2 and a property just east of the subdivision and sent to the Montana Environmental Laboratory for water quality testing. The test results indicate that water quality is of good quality with low nitrates and low dissolved solids (Appendix A).

- iii. If the subdivider proposes to connect to an existing water system:

N/A – The subdivision will not connect to an existing water system as one is not immediately available but will utilize a shared water system.

- A. Identify and describe that system.

N/A

- B. Provide written evidence that permission to connect to that system has been obtained.

The owner of the existing well is also part of this application for this subdivision.

- C. State the approximate distance to the nearest main or connection point.

The nearest water main is located in Whitefish approximately 18 miles southeast of the subdivision

- D. State the cost of extending or improving the existing water to service the proposed development.

N/A – The applicant will not extend Whitefish water to the subdivision.

- E. Show that the existing water system is adequate to serve the proposed subdivision.

N/A.

- iv. If a public water system is to be installed, discuss:

The applicant will not install a public water system.

- A. Who is to install that system and when it will be completed?

N/A.

- B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed.

N/A.

- C. Provision of evidence that the water supply is adequate in, quality, and dependability (75-6-102 MCA).

See responses to EA questions: a. Water Supply, i. and ii. above.

- v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

Well log data along with water sample analysis provided in Appendix A indicates that the water is both adequate and safe for drinking.

b. Sewage Disposal:

- i. Describe the proposed method of sewage disposal and system.

The subdivision will utilize individual septic systems for treatment of wastewater. The property was reviewed previously and the septic system was approved by the MDEQ for Lot 2. A previous land owner built and connected the house on Lot 1 to a system not approved by the Flathead City-County Health Department of MDEQ. As part of this subdivision process, 406 engineering designed a new septic system for this lot to make it legal.

- ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards.

Based on a total of two single-family lots, and a maximum peak daily wastewater flow of 350 gallons per day (gpd) per dwelling unit, the total average daily wastewater flow will be 700 gpd but keep in mind that the property already two houses with one approved septic and a new system undergoing approval. The test hole for the new system was acceptable and the non-degradation calculations indicate that these will meet the MDEQ standards.

- iii. If the development will be connected to an existing public sewer system, include:

The proposed lots in Old Stone Subdivision No. 2 will not be connected to an existing public sewer system.

- A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision.

N/A

- B. Written evidence that permission to connect to that system has been obtained.

N/A

- iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:

The applicants are not proposing a public system.

- A. When the system will be completed, and how it will be financed.

N/A.

- B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?

N/A.

c. Storm Water Drainage

- i. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations.

Runoff water from the roofs and driveways in Old Stone Subdivision No.2 will flow to a shallow retention basin designed to handle the 10-year storm. No runoff water from impervious surfaces will be discharged offsite at a greater rate than pre-development flows. (See stormwater runoff calculations in Appendix A).

- ii. Describe the proposed methods of storm water drainage for other areas of the subdivision, including stormwater calculations.

Runoff water from the roofs and driveways in the Old Stone Subdivision No. 2 will flow to a shallow retention basin designed to handle the 100-year, 24 hour storm. Appendix A of the EA provides the stormwater

calculation for the proposed subdivision. The calculations indicate the site only need approximately 994 cubic feet of storage.

- iii. Identify the mechanism and who is responsible for maintenance of the storm water drainage system.

The individual lot owners will be responsible for runoff water generated on their own properties and for runoff water that flows from their lots onto adjacent lots, onto adjacent rights-of-way.

d. Solid Waste Disposal:

- i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

The subdivision will use a contract hauler for refuse collection and hauling if available. The landfill is located along U.S. Highway 93 about 20 miles, as the crow flies, southeast of the subject property.

- A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume.

The Flathead County Growth Policy (2012 Update) provides Solid Waste projection in Chapter 7. According to the Growth Policy, the landfill has a capacity for current and future needs of 29 years if the increase in waste stream grows at 8% annually and 57 years if the waste stream grows at 2%. Based on the estimated capacity remaining as of July 2008, combined with current and projected inflow as well as diversion rates, the Flathead County Landfill is anticipated to reach capacity by 2055. Expanded recycling programs could be instituted within the County to increase the life expectancy of the landfill. In 2011 the Landfill acquired additional property adjacent to the landfill and is looking to acquire more property to provide up to 100 years of life.

- B. A description of the proposed alternative where no existing system is available.

N/A

e. Roads

- i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads.

The existing home use existing driveways to connect to Old Stone Road, a privately maintained gravel road. Old Stone Road intersects Evers Creek Connection Road which is a gravel County Road. Evers Connection Road intersects Star Meadows Road which is a County/USFS Road that is paved. The applicant is not proposing any upgrades to the existing roads as the applicant is not increasing traffic or density with the proposed subdivision.

- ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision.

The subdivision does not have direct access to a collector or arterial road system.

- iii. Explain any proposed closure or modification of existing roads.

The proposed subdivision will not alter or close any existing roadway, private or public.

- iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

Based on Flathead County Subdivision Regulations and the ITE Trip Generation Manual, each single-family residence averages 10 vehicle trips per day. As both of the proposed lots contain an existing house, the subdivision is not increasing the trips on any of the road systems.

- v. Describe provisions considered for dust control on roads.

The applicant submitted a dust abatement plan with the proposed subdivision application that will address dust during residential construction.

- vi. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways.

N/A. All improvements are in place.

- vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully constructed.

Based on Flathead County Subdivision Regulations and the ITE Trip Generation Manual, each single family residence averages 10 vehicle trips per day. Each of the proposed lots within this two lot subdivision will

have an existing house. As both lots are fully developed, the subdivision is not generating additional trips. (See Preliminary Plat)

- viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance.

Old Stone Road and Evers Creek Connection Road are local roads providing access to private holdings and/or USFS lands. Star Meadows Road is a collector road linking the numerous developments in the area and well as recreation sites, corporate timber holdings and large areas of State and USFS lands.

The proposed subdivision is creating two lots each of which will have one of the two existing homes located on the property. The road systems are already handling the traffic of the proposed subdivision. There should be no increased costs for maintenance of the road system but there will be a new member to the Old Stone Road Users Association.

- ix. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

Each lot has legal access to the private road, Old Stone Road.

f. Utilities:

i. Include a description of:

- A. The method of furnishing electric, natural gas or telephone service, where provided.

Flathead Electric Co-op provides electrical power; CenturyLink provides telephone service.

- B. The extent to which these utilities will be placed underground.

All utilities are located in Old Stone Road and extend to each the existing homes on the proposed lots.

- C. Estimated completion of each utility installation.

Utilities are complete.

g. Emergency Services:

i. Describe the emergency services available to the subdivision such as:

- A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?

The proposed subdivision is not located within a fire district and the closest is the Whitefish Fire Service Area approximately four miles to the southeast. The property is located in the Flathead County Fire Service Area which contracts with the Fire District in the County to provide fire service. In this case the responders would be Whitefish followed by West Valley. The DNRC will respond to wildland fire on private lands in the State. However, the DNRC is not responsible for structure fires on these private lands.

- B. Police protection.

The proposed subdivision will be served by the Flathead County Sheriffs Office. Chapter 7, Part 4, of the Flathead County Growth Policy, states that the Sheriff's Office has six divisions with 118 employees of which 48 are "on the ground" law enforcement officers responsible for the unincorporated portions of the County. The Sheriff's Office runs three shifts in a 24 hour period with 4 to 6 officers on duty each shift.

- C. Ambulance service/Medical services.

Ambulance service is not readily available to the subdivision but alert may provide support.

- D. Give the estimated response time of the above services.

N/A.

- E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

The Flathead County Sherriff's Office provides a standard comment that they can meet the demands of the future growth but response times vary or may be slow depending on where personal happen to be when the call comes in and how many officers are available at the given time.

h. Schools:

- i. Identify the School Districts and describe the available educational facilities which would service this subdivision.

The Old Stone Subdivision No. 2 lies within the Olney Bissel School District #58 with K-8 Grades and 9-12 grades attending Whitefish High School. The 2019 Olney Bissel Elementary Schools saw a 15% increase in school enrollment over the 2018 school year. However, the enrollment decreased 15% (92 to 78 students) over the last ten years for an average 1.5% drop per year. The Whitefish High School saw an increase of 3% from 2018 to 2019 school years. Over the last ten years the Highway saw a 19% increase in students for a 1.9% average growth rate.

- ii. Estimate the number of school children that will be generated from the proposed subdivision.

Using County wide average of 0.31 school aged children per residence. (There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home schooled children at the beginning of the 2011 school year. The US Census Bureau 2010 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the one additional lot would generate 0.31 student to the K – 12 school system.

- iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.

As both of the proposed lots are already occupied with residential homes the subdivision will not add new students to the School District.

i. Land Use:

- i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed.

The property is not zoned by Flathead County and the property is covered by the Flathead County Growth Policy. The subject property is outside of the City of Whitefish's annexation influence.

- ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.).

There subdivision touches State and USFS lands on its southern Boundary. However, the subject property does not provide any formal access to these school trust/public lands. People can access these public lands along the Star Meadows Road that traverses these school trust/public lands (See Vicinity Map on Preliminary Plat). The proposed subdivision will not change traditional access to these neighboring public lands.

- iii. Describe the effect of the subdivision on adjacent land use.

Properties around the proposed Subdivision are similar in use and density with the exception of the public lands and some of the private timber lands. Since the subdivision is already built-out, the proposal should have no impacts on the adjacent land use.

- iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.

There are no such hazards located on the proposed subdivision.

j. Housing:

- i. Indicate the proposed use(s) and number of lots or spaces in each:

- A. For residential indicate the type of dwelling unit.

The subdivision consists of two existing residential homes and a number of outbuildings.

- B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).

There are no commercial or industrial uses proposed within the development.

k. Parks and Recreation Facilities:

- i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

As the subdivision is only creating one additional lot, it is exempt from parkland dedication as provided in State Law and the Flathead County Subdivision Regulations.

l. Public Health and Safety:

- i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addresses in other sub –sections of the environmental assessment.

Other than those mentioned in this EA, there are no other impacts and therefore no mitigations proposed that would impact the Public Health and Safety.

Prepared By: Eric H. Mulcahy
Eric H. Mulcahy AICP
Sands Surveying, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

Date: 12/15/20

Applicant: Mallory Corum
Mallory Corum
1158 Old Stone Road
Whitefish, MT 59937

Date: 12/15/20

EA APPENDICIES

- A. Test Hole, Well Log, Water Sample data, and stormwater drainage data,
- B. Species of Concern Data, Montana Natural Heritage Program, March 1, 2017
- C. SHPO Letter, January 13, 2019
- D. Dust Control Plan
- E. Road Maintenance Agreement – Old Stone Road

MAPS/PLANS

Floodplain (FIRM Panel 1420J)
Preliminary Plat